



# TOWN OF KITTERY

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Nancy Colbert Puff  
Town Manager

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## Library Committee Minutes 12-16-15

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Present: Steve Workman, Tom Newbold, Tom Emerson, George Dow, Debra Kam and members of the public - Doug Greene and Brian Early (Portsmouth Herald)

Staff: Nancy Colbert Puff, Lee Perkins

Absent: Kristina DeMarco

The meeting convened at 9:00 am in Conference Room A.

### 1. Approval of the Minutes of 12/2/15.

Steve moved to approve the draft and Tom N. seconded the motion. All voted in favor to approve.

### 2. Library Survey Update

Nancy reviewed the list of libraries selected to receive inquiries from the committee as reported in the 12/2/15 minutes. She handed out the list of Maine communities assembled, noting that she had added the 2015 State Valuation to each selected comparable to give the group an idea of each community's tax base, which may give some indication of "ability to pay." George requested information on the Town's debt ceiling and current debt service, and commented that York's valuation was much higher than Kittery's due to all the waterfront property.

George reported that the RPL Board met last night and was considering placement of the new building on the KCC campus, closer to Goodsoe Road. Lee stated that the RPL was taking advantage of an offer from a construction project management firm (Wright Ryan) to assist them with estimating the cost of the building, its future energy requirements, and operational costs. She stated that they should have more information by January 5<sup>th</sup>. George wanted to convey that the RPL Board felt the committee should be informed about the possible change in location, and that it wanted the committee to be involved in the current thinking. He suggested that if the RPL decides against locating on the Fitzpatrick property, it changes the questions the committee is considering to some degree. Nancy offered that the Committee has made significant progress towards completing its assignment by Council, and that perhaps a next step should be focused on reporting back to Council to gain insight into whether it would like to see the Committee continue its work as variables change.

Tom N. applauded the RPL's work as productive movement. Lee noted that Wright Ryan is offering its service at no cost (normally \$3-4,000). George noted that Mike Lassel has an intern working on a 3-D model of a new building closer to Goodsoe. He was quick to acknowledge that there would be an impact to field space, and that the neighborhood would need to be consulted. He saw the

community benefitting from an overall investment in its infrastructure at this location. Tom N. thought the 3-D model would be great for those who are “dimensionally challenged.”

Debra expressed some concern that it seems there is a good deal of conversation happening outside of the committee’s work, and that she feels as though she may have “missed something?”

George noted that the RPL is aware that there was some public concern about the location on the Fitzpatrick site in terms of neighborhood impact, access, and that it was a flag lot from a zoning perspective. He said the Board began thinking about how the building might be more a part of the overall KCC “campus,” as opposed to hidden “out back.” He again emphasized that this idea is just starting to be discussed, and much more discussion needs to take place. Lee noted that in this scenario, the RPL would be adding parking to an area where it is more needed, as opposed to at the front of the Annex.

Steve liked the idea of a 3-D image, and is certainly supportive of big picture thinking behind these decisions. He cautioned, however, that this presentation had a level of familiarity to him – that being, the RPL making a decision about where to put the Library next, and then bringing that decision to others, rather than involving them in the decision-making from the start. As Chair of the KCC Board of Directors, he did not want to “go down that road again,” emphasizing that this should be an interactive discussion, not a “this is it” presentation.

George supported Steve’s observation, noting that the approach of thinking as individual “silos” must be shattered. How do we best work together? It is important for the community to be engaged, not “talked at.” Tom N. commented that this idea was virtually just proposed, and that building consensus was critical. Debra questioned whether this fit in with the committee’s mission.

### **3. Approach to Remaining Questions:**

Nancy offered that she would have the Planning Office evaluate the development potential of the RPL sites to try to answer one of the remaining questions, and that she thought the RPL would be largely responsible for working on operational costs of a new structure.

What is the future disposition of the Rice and Taylor buildings?

What is the impact of the new facility on the Library's operational budget?

The meeting adjourned. The next meeting is scheduled for January 7th.